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CONDO Thick walls to reduce noise from comedy venue

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"But there's going to be condos next to two music festivals; that's going to be interesting," Heurtel added.

"It opens a much broader question about having a Quartier des Spectacles and the growth of residential units around this district. Each city that has residents next to a vibrant nightlife sector is grappling with this issue. It could be a good opportunity to look at what other cities are doing.

"People want to be in the action, but there are certain drawbacks to being in the action."
DAVID HEURTEL

"People want to be in the action, but there are certain drawbacks to being in the action."

DevMcGill president Côté says the thick walls between the two buildings, along with the use of a hallway as a buffer, will diminish noise from the Cabaret Juste Pour Rire next door.

But besides the noise, remnants of the area's life as a red light district still exist; a reporter walking up St. Dominique near Ontario St. this week spotted several abandoned buildings covered in graffiti, along with two junkies shooting up behind shrubs on an empty lawn littered with trash.

"I find it weird to hear of people buying condos and looking down the street and seeing drug addicts," said one unemployed man hanging out at the corner of St. Laurent and Ontario Sts.

But the St. Dominique project is located between St. Norbert and Sherbrooke Sts. where the grime gives away to residential buildings. Red geraniums bloomed on the balcony of a modern condo just south of the monastery.

"We are much closer to the beautiful construction on Sherbrooke St. than we are to lower St. Laurent," Migneault said. "Not all St. Laurent addresses are the same."

One reason condo builders have targeted the Quartier des Spectacles is that there are only so many affordable, centrally located sites left in Montreal. The city's $150-million investment in cleaning up and beautifying Ste. Catherine St. near the Main can only spread up the hill, Côté said.

The St. Dominique project is priced at about $350 per square foot, with units ranging from $195,000 for a 500-square-foot one-bedroom apartment to about $1 million for the penthouse. Parking, which is at a premium in the area, is extra at $45,000 for a conventional spot.

"We are much closer to the beautiful construction on Sherbrooke St."
LOUIS MIGNEAULT

Such prices would never be feasible in a mature neighbourhood like Westmount or Old Montreal, Côté said.

"Show me a perfect neighbourhood and you won't find an opportunity for condos," Migneault added. "Show me a perfect neighbourhood and you'll find an opportunity that was passed by."

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MARIE-FRANCE COALLIER THE GAZETTE

The stone facade of the 116-year-old Eckers Brewery building will be preserved in the plan to create 50 lower- and mid-price condos along with two small ground-floor businesses. Condos will be priced from $195,000 to about $1 million.

In the NEWS

NOVEKO REDUCES LOSS, FOCUSING ON LICENSING

Noveko International Inc., a developer of antimicrobial surgical masks and respirators, air filters, sanitizers and ultrasound scanners, reduced its losses in the year ended June 30 and said it is now focusing on licensing or partnerships for production and distribution of its products. The year's revenue was up 32 per cent from a year earlier to $15.1 million, and the net loss was reduced to $24.2 million, or 33 cents a share, from a loss of $81.9 million, or 48 cents a share. Fourth-quarter loss was reduced to $9.4 million from $12.7 million a year earlier.

TECHNOMONTREAL APPOINTS 3 TO BOARD

TechnoMontreal, the association that represents the city's 120,000-person IT sector, announced new appointments to its board of directors yesterday. The new members are Lyne Bouchard, vice-rector of the Longueuil campus and Information Technology for the Université de Sherbrooke; Denis Faubert, senior manager of Hydro-Québec Research Institute; and André Gamache, strategic adviser of École de technologie supérieure.

FORMER JITEC CHIEF MUST PAY BIGGER FINE

The Quebec Court of Appeal has ruled that the fine imposed in 2006 against former **Jitec Inc.** head Benoît Laliberté for insider trading is, indeed, $657,966, not the $20,000 he contended. The discrepancy stemmed from different interpretations of a prior ruling that based the fine on profits realized. Laliberté had contested the higher amount, saying that, given the ambiguity, he should have had the benefit of the more favourable interpretation. The court rejected his appeal, with costs.

CLEMEX SALES ON UPSWING, IT SAYS

Longueuil-based **Clemex Technologies Inc.** said yesterday sales should continue to rise for the next few months. Sales in the first quarter ended July 31 were up 39.5 per cent to $1 million and earnings were $52,816, compared with a year-earlier loss of $141,029. "Sales to the manufacturing sector are encouraging," CEO Clement Forget said. "The revival of activity in the auto and aerospace industries is bringing more demand for our instruments and we've begun selling to the pharmaceutical industry."

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